

**WARRANTY DEED  
GENERAL**

**UNOFFICIAL COPY**

Doc#: 2218821173 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/07/2022 08:27 AM Pg: 1 of 3

Dec ID 20220601665228  
ST/CO Stamp 1-479-792-720 ST Tax \$277.00 CO Tax \$138.50

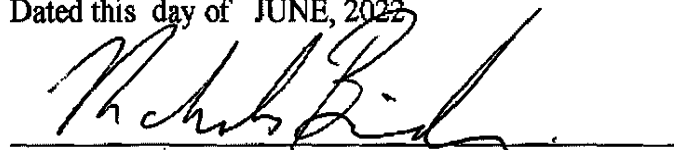
THE GRANTOR(S), NICHOLAS BIANCHI, of the VILLAGE of  
BLUE ISLAND, County of COOK, State of ILLINOIS, for and in consideration of Ten Dollars and other good  
and valuable consideration  
in hand paid, convey(s) and warrant(s) to JONATHAN COLE AND NAILA ROBINSON, <sup>W</sup> NOT AS TENANTS <sup>Husband and wife</sup>  
IN COMMON BUT AS JOINT TENANTS,  
(Grantee's Address) 5925 107<sup>TH</sup> STREET CHICAGO RIDGE, ILLINOIS 60415,  
of the County of COOK, the following described real estate situated in the County of COOK in  
the State of Illinois, to wit:  
See attached Exhibit "A"

**SUBJECT TO:** Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments,  
covenants, restrictions, conditions, exceptions and liens of record, and subject to applicable zoning laws,  
ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or  
inspection of the above described Property would show.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of  
Illinois.

Permanent Real Estate Index Number(s): 24-36-412-006-0000  
Address of Real Estate: 13200 WESTERN AVE. BLUE ISLAND ILLINOIS 60406

Dated this <sup>27<sup>th</sup></sup> day of JUNE, 2022



NICHOLAS BIANCHI

FIDELITY NATIONAL TITLE  
CH22013899

# UNOFFICIAL COPY

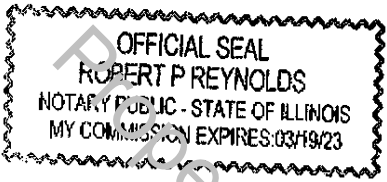
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Nicholas Bianchi  
personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27<sup>th</sup> day of June, 2022

Robert P Reynolds (Notary Public)



Property of Cook County Clerk's Office

Prepared By:  
ROBERT P. REYNOLDS, ESQ  
4001 W. 95<sup>th</sup> Street  
SUITE 200  
Oak Lawn, Illinois 60453

Mail To:  
Jonathan Cole  
5925 107<sup>th</sup> Street  
Chicago Ridge, IL 60415

GRANTEES ADDRESS

Name and Address of Taxpayer/Address of Property:

Jonathan Cole  
5925 107<sup>th</sup> Street  
Chicago Ridge, IL 60415

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

30-Jun-2022



<b>COUNTY:</b>	138.50
<b>ILLINOIS:</b>	277.00
<b>TOTAL:</b>	415.50

24-36-412-006-0000

| 20220601665228 | 1-479-792-720

Property of Cook County Clerk's Office